092.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	549,200 / 549,200
					USE VALUE:	549,200 / 549,200
					ASSESSED:	549,200 / 549,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		EPPING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOMMERVILLE DAWN
Owner 2:	
Owner 3:	
Street 1:	28 EPPING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANDERS SHARON M/ TRUSTEE -
Owner 2:	GLADYS V NIGRO REVOCABLE TRUST -
Street 1:	103 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,671 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1049 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5671.000	136,100		413,100	549,200
Total Card	0.130	136,100		413,100	549,200
Total Parcel	0.130	136,100		413,100	549,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.65 | /Parcel: 523.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 59536

GIS Ref

GIS Ref

Insp Date 12/09/08

!7513!

PREVIOUS ASSESSMENT

Parcel ID 092.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	136,100	0	5,671.	413,100	549,200	549,200	Year End Roll	12/18/2019
2019	101	FV	123,100	0	5,671.	419,000	542,100	542,100	Year End Roll	1/3/2019
2018	101	FV	123,100	0	5,671.	312,800	435,900	435,900	Year End Roll	12/20/2017
2017	101	FV	123,100	0	5,671.	283,300	406,400	406,400	Year End Roll	1/3/2017
2016	101	FV	123,100	0	5,671.	271,500	394,600	394,600	Year End	1/4/2016
2015	101	FV	122,500	0	5,671.	230,200	352,700	352,700	Year End Roll	12/11/2014
2014	101	FV	122,500	0	5,671.	218,300	340,800	340,800	Year End Roll	12/16/2013
2013	101	FV	122,500	0	5,671.	207,700	330,200	330,200		12/13/2012

PRINT

Date	Time
12/10/20	22:08:31

LAST REV

Date	Time
10/02/20	10:26:03
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7513

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERS SHARON	1560-125	1	7/31/2020		571,500	No	No		
NIGRO GLADYS V,	1560-52	1	7/21/2020	Convenience	1	No	No		
	851-20		7/1/1974		33,000	No	No		Richard T. Nigro dod 10/11/2011

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2012	1590	Re-Roof	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
4/11/2013	Info Fm Prmt	MM	Mary M
12/9/2008	Meas/Inspect	294	PATRIOT
10/27/2000	Hearing Chag	201	PATRIOT
3/10/2000	Inspected	264	PATRIOT
1/26/2000	Measured	276	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	59536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5671		Sq. Ft.	Site		0	70.	1.04	5									413,091						413,100	

Total AC/HA: 0.13019 | Total SF/SM: 5671 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 413,091 | Spl Credit | Total: 413,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99544507
Adj $ / SQ:	127.666
Other Features:	56500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	197294
Depreciation:	61161
Depreciated Total:	136133

COMMENTS

40% LEDGE IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

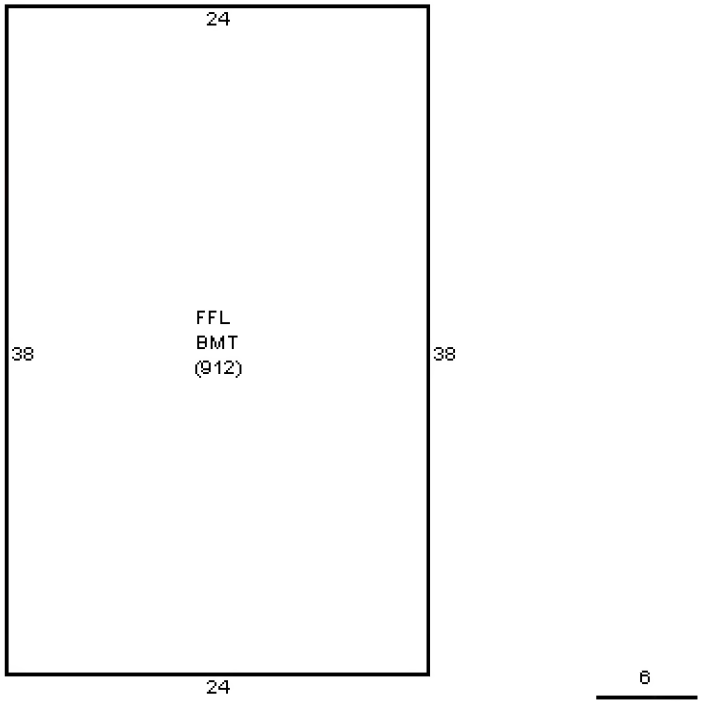
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	127.670	116,431
BMT	Basement	547	44.520	24,363
Net Sketched Area:		1,459	Total:	140,794
Size Ad	912	Gross Are	1824	FinArea 1049

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	60	RRM	25	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	127.67
Special Features:	0	Val/Su Net:	93.28
Final Total:	136100	Val/Su SzAd	149.23

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: